

THE MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF THE CITY OF NEWPORT, RHODE ISLAND  
HELD ON THE ELEVENTH DAY OF AUGUST 2016

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session in the Administration Building Newport, Rhode Island at 4:00 p.m. on August 11, 2016.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:

Chairman	Frank Landry
Commissioner	Cheryl Abney
“	Peggy Henderson
“	Frank McCauley
“	Nikki Vazquez
“	Charles Laranjo

EXCUSED: Vice Chairman Frank Coleman

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

Upon a motion by Commissioner Vergowven, seconded by Commissioner Abney, and unanimously carried, the minutes of the regular monthly meeting held on June 9, 2016 were approved.

Under communications to this month’s Board meeting, the Secretary presented the following update:

- a). HUD Letter – Section 8 Management Assessment (SEMAP) Scores (High Performer)
- b). HUD Letter - 2016 Annual Plan Approval
- c). GASB 45 Summary – 90% Funded

Upon a motion by Commissioner Abney, seconded by Commissioner Vazquez, and unanimously carried, to receive the communications as read and refer to the Administration.

The Secretary requested authorization and approval of the monthly bills.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Vergowven, and unanimously carried, payment of the bills was approved.

The Secretary requested authorization and approval for requisition for payment #47 to TAG Associates, Inc. in the amount of \$4,466.00 and requisition #48 in the amount of \$8,198.00 for consulting work for the Park Holm Redevelopment Project Phases 1, 2, 3.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Abney, and unanimously carried, authorization to pay TAG Associates for requisition #47 & #48 were approved.

**The following Resolution was introduced by the Secretary to be received and adopted it being Resolution No. 2007, to be considered by the Commissioners regarding FY 2016 Section 8 Fair Market Rents/Payment Standards revised.**

**RESOLUTION NO. 2007**  
**FY 2016 SECTION 8 FAIR MARKET RENTS/PAYMENT STANDARDS**

**WHEREAS**, the Housing Authority of the City of Newport updates the Section 8 Payment Standards annually as required by 24CFR 982.505; and

**WHEREAS**, the FY 2015 Fair Market Rents were as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
\$948	\$954	\$1185	\$1746	\$2099	\$2414	\$2729

**WHEREAS**, the FINAL HUD published FY 2016 Fair Market Rents are as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
\$752	\$962	\$1219	\$1777	\$2128	\$2447	\$2766

**WHEREAS**, the Housing Authority is permitted to adopt a Payment Standard between 90% to 110% of the HUD published Fair Market Rents.

**NOW, THEREFORE, BE IT RESOLVED** that the Housing Authority of the City of Newport recommends the adoption of a new Section 8 Payment Standard, based on 110% of the final FY 2016 Fair Market Rents for the zero, one and two bedrooms and 100% of the final FY 2016 FMR for the 3,4,5 and 6 bedrooms as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
\$827	\$1058	\$1340	\$1777	\$2128	\$2447	\$2766

AYES

Chair Landry  
Commissioner Abney  
“ Laranjo  
“ Henderson  
“ Vazquez  
“ Vergowven

NAYS

None.

Excused: Vice Chair Coleman

The Chairman thereupon declared said motion carried and said Resolution adopted.

The Secretary presented to the Commissioners the collection loss write –offs in the amount of \$691.50.

Upon a motion by Commissioner Abney and seconded by Commissioner Vergowven, and unanimously carried, the collection loss report in the amount of \$691.50 was received as presented.

The Secretary presented to the Commissioners the Disposition of Assets report to dispose of obsolete computer equipment.

Upon a motion by Commissioner Vergowven, seconded by Commissioner Abney, and unanimously carried, the Disposition of Assets was received as read and forwarded to Administration.

The Secretary requested the Board to approve a contract award for roof work on Pond Ave.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Henderson, and unanimously carried, the Pond Ave. roof work is approved not to exceed \$400,000 previously budgeted.

The Secretary submitted to the Board the Consent Calendar items which included a report from our COP officer, the Occupancy, Applications, & Section 8 Report, Resident Services Report, the Facilities Report and the Executive Directors Report.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Abney, and unanimously carried, the above Report of the Secretary Consent calendar items were received as presented.

The Secretary submitted to the Board the Finance reports including the Actual YTD expenses, Operating Reserve Analysis, and the Collection & Loss payment in the amount of \$125.00.

Upon a motion by Commissioner Abney, seconded by Commissioner Laranjo and unanimously carried, the above Report of the Secretary Financial Report items were received as presented.

The Secretary presented the Newport Resident Council report.

Upon a motion by Commissioner Vazquez, seconded by Commissioner Henderson and unanimously carried, the above Newport Resident Council report was received as presented.

Commissioners Request (s): None.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Vazquez, and unanimously carried, the Commission went into Executive Closed Session in accordance with RIGL § 42-46-5 (a) (2) Insurance Litigation.

The Board returned to open session and the Chairman announced the basis of the discussion was related to the Board voting unanimously to resolve the issues with the residents regarding damages sustained during the sprinkler system incident in Park Holm

Upon a motion by Commissioner Abney, seconded by Commissioner Laranjo, and unanimously carried, the meeting adjourned at 6:30 p.m.

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Rhonda Mitchell  
Secretary